

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 6, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Bill Sanders and Robert Spraetz.

City Staff Present: Matt Skelton, Director; Jeffrey Lauer, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: March 16, 2015, APC Meeting Minutes

Motion: To approve the March 16, 2015 minutes

Motion: Kingshill; Second: Spraetz; Vote: Approved 7-0

Lauer reviewed the Policy and Procedures.

Case No. 1503-ODP-06 & 1503-SPP-03

Description: Sheffield Park

West side of Shady Nook Road, north of SR 32

Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

Howard presented a project overview as summarized in the staff report.

Howard recommended approval of 1503-ODP-06 & 1503-SPP-03 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1503-ODP-06 & 1503-SPP-03 with staff's recommended condition.

Motion: Hoover: Second: Sanders: Vote: 7-0

Case No. 1503-ODP-04 & 1503-SPP-04

Description: Mapleridge

East side of Oak Road, north of 151st Street

Langston Development Co., Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Lauer presented a project overview for 1503-ODP-04 & 1503-SPP-04, as summarized in the staff report.

Lauer recommends approving the petition with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location.

Motion: To forward the Petition 1503-ODP-04 & 1503-SPP-04 with staff's recommended condition.

Motion: Hoover: Second: Horkay: Vote: 7-0

Case No. 1504-ODP-10 & 1504-SPP-09 [PUBLIC HEARING]

Description: The Enclave at Andover
Southwest corner of 186th Street and Moontown Road
Pulte Homes of Indiana, LLC by HWC Engineering request Overall Development Plan and Primary Plat review of an amendment to The Enclave at Andover consisting of 80 single-family lots on 40.58 acres +/-, located in the Andover PUD.

Howard presented a project overview for 1504-ODP-10 & 1504-SPP-09 as summarized in the staff report.

Ashely Bedell, Pulte Homes of Indiana, gave a brief presentation.

Hoover asked about Common Area 27.

Ashely Bedell responded that it will remain mostly wooded.

Public Hearing opened at 7:13 pm. Nobody spoke.

Public Hearing closed at 7:15 pm.

No action is required of the APC at this time.

Case No. 1504-ODP-08 & 1504-SPP-07 [PUBLIC HEARING]

Description: Spring Orchard North Amendment
East side of Casey Road, approximately 950 feet south of 186th Street
Spring Orchard North, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates request Overall Development Plan and Primary Plant review of an amendment to Spring Orchard North on approximately 0.87 acre +/-, located in the Springmill Trails PUD District.

Case No. 1504-ODP-11 & 1504-SPP-10 [PUBLIC HEARING]

Description: Shelton Cove
South side of 186th Street, approximately 465 feet east of Casey Road
Olthof Homes, LLC by Nelson & Frankenberger and Stoeppelwerth & Associates requests Overall Development Plan and Primary Plat review of 113 single-family lots on approximately 39.13 acres +/-, located in the Springmill Trails PUD District.

Lauer presented the petitions for Spring Orchard North Amendment and Shelton Cove as summarized in the staff reports. The Public Hearings were also combined.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation on the outstanding items and updates from the Public Comments.

Public Hearing opened at 7:23 pm. Nobody spoke.

Public Hearing closed at 7:24 pm.

Hoover asked whether the UDO architectural standards apply to those homes facing/abutting 186th Street.

Jon Dobosiewicz responded that the UDO architectural standards do not apply, but the homes are set back 300' from 186th Street.

Kingshill asked whether the property to the east is within the Springmill Trails PUD District.

Jon Dobosiewicz responded that the property is not within the Springmill Trails PUD District

No action is required at this time.

Case No. 1504-ODP-07 & 1504-SPP-06 [PUBLIC HEARING]

Description: Andover North, Section 5-7
Northwest corner of 186th Street and Moontown Road
Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Howard presented a project overview for petition 1504-ODP-07 & 1504-SPP-06, as summarized in the staff report.

Chris White, Site Solutions Group, gave a brief presentation on the petition.

Public Hearing opened at 7:29 pm.

Mary Hesson, adjacent property owner to the north, stated for the record that she is currently in discussion with the petitioner regarding drainage, but, but that no formal agreement has been made.

Public Hearing closed at 7:31 pm.

No action is required at this time.

Case No. 1504-DDP-05 [PUBLIC HEARING]

Description: AgReliant Genetics World Headquarters
1122 East 169th Street

AgReliant Genetics, LLC by Keeler-Webb Associates requests Detailed Development Plan review of the remodeling and future expansion of an existing commercial business on approximately 10.27 acres +/-, located in the E1 District.

Skelton presented a project overview and updates for 1504-DDP-05 as summarized in the staff report.

Adam DeHart, Keeler-Webb Associates, gave a brief presentation.

Kingshill asked about what is being demolished and what is being added. Kingshill thanked the petitioner for the quality project.

DeHart responded that the eastern building is being demolished and that the western building is being renovated. He added that new parking would be located where the existing eastern building is located.

Hoover asked about the tall portion of the eastern elevation.

DeHart responded that

Public Hearing opened at 7:44 pm. Nobody spoke.

Public Hearing closed at 7:45 pm.

No action is required at this time.

Case No. 1504-PUD-06 [PUBLIC HEARING]

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Skelton presented a project overview and updates for 1504-PUD-06 as summarized in the staff report.

Knauer, Kroger, Gardis & Regas, LLP, representing Westfield Community Investors, LLC, gave a brief presentation and update of the petition.

Kingshill asked if the SR 32 Overlay would apply to this project.

Skelton responded that addressing the SR 32 Overlay will be addressed during future stages of the

process.

Kingshill asked about whether or not this proposal meets the community's expectations for the gateway area of Grand Junction.

Hoover and Kingshill both raised concerns about the minimum building heights.

Hoover asked the petitioner to commit to the hotel being a minimum of five stories.

Public Hearing opened at 7:57 pm.

Mic Mead stated that the proposal isn't quite what was expected by the Grand Junction Task Group. He suggested re-orienting the southernmost building (proposed as a hotel) so that it faced northbound US 31 traffic.

Larry House spoke in favor of the petition and mentioned that his property is located immediately to the west of the Gateway Southwest property.

Steve Reitmeyer expressed concern that the project does not meet the City's expectations for the Gateway.

Public Hearing closed at 8:03 pm.

No action is required at this time.

Case No. 1504-PUD-04 [PUBLIC HEARING]

Description: Viking Meadows PUD Amendment

1207 Viking Topaz Court

G & G Custom Homes requests an amendment to the roof pitch requirements of the Viking Meadows PUD District for Lot 16 in the Valley View section of Viking Meadows.

Skelton presented a project overview and updates for 1504-PUD-04 as summarized in the staff report.

Public Hearing opened at 8:11 pm.

Public Hearing closed at 8:12 pm.

Motion: To forward the Petition 1504-PUD-04 with a favorable recommendation to the City Council.

Motion: Kingshill: Second: Spraeztz: Vote: 7-0

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

Report provided by Sanders.

ECD STAFF

No report.

ADJOURNMENT (8:19 pm)

Motion: Kingshill: Second: Horkay: Vote: 7-0.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton